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Christine Wolter
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 Great Service.
 Great Results.



September
2013

Residential Sales by Price

Price Range	2013	2012
\$0 to \$200,000	21	15
\$200,000 to \$240,000	44	20
\$240,000 to \$280,000	73	50
\$280,000 to \$320,000	121	104
\$320,000 to \$360,000	202	175
\$360,000 to \$400,000	210	187
\$400,000 to \$440,000	199	199
\$440,000 to \$480,000	183	147
\$480,000 to \$520,000	101	120
\$520,000 to \$560,000	98	91
\$560,000 to \$600,000	59	62
\$600,000 to \$999,999	189	178
\$1 Million and over	36	27

Real Estate Stats Last Month

Average house price last month	\$480,530	\$488,109
Median house price last month	\$435,000	\$430,000
Houses listed last month	352	386
Average mobile home price	\$73,632	\$106,676

Residential Sales (Year To Date)

Type	2013	2012
Acreage/House	67	66
Townhouse	419	410
Condo	530	545
Lots	161	129
Mobile Homes	133	119
Residential	1,536	1,375
Residential (Waterfront)	20	24
Timeshares	0	0
TOTAL	2866	3218

Active Listings

Res	Mobiles	Strata	Lots
1,477	205	1,278	448



Thank You

To everyone that helped us with our Client Appreciation Party on September 6th

Activities provided by:

- LendingMax
- APM Associated Property Management (2001) Ltd.
- ALL DAY AUTOMOTIVE (2007) LTD
- Shaw)
- the buoman
- MA Misfeldt ACCOUNTING
- AMJ CAMPBELL VAN LINES
- PIHL
- PILLARTOPOST
- Spa AT THE COVE
- NEW ORANGE
- PEAK
- Go Play
- Atlantis

Entertainment and Services by:
 The Beets ~ Par-T-Perfect ~ TTM Events

The Real Estate Report

Now is the Time to Buy!

Recent Changes by CHMC Could Cause Rates to Rise

The climate for mortgage rates could be changing over the next year, making now the time to buy more than ever. The Canadian Housing and Mortgage Corporation announced that they will limit the number of insured mortgages that banks are allowed to carry.

For those who don't know, mortgage insurance is generally required by banks when prospective buyers are making a downpayment that is below 20% of the cost of the home. With this protection, banks will give an insured mortgage to buyers for as little as 5% down. Typically this has also kept mortgage rates low, with interest rates comparable to those with a 20% down payment.

With a limit to the amount of insured mortgages that a bank can lend out, the demand will likely increase. This means that over the next year they

may become more difficult to procure and that banks may be able to raise insured mortgage rates because the increased demand will sustain the market.

The possibility of higher insured mortgage rates means that now is the time to buy in order to take advantage of the current value climate. In particular, if you are a first time buyer and/or someone who will want to take advantage of the ability to pay less than 20% of the cost of the home as a down payment, there is some urgency in order to be able get into the market while the rates are still low and the supply of insured mortgages is higher.

If you are considering buying a home, talk to your Realtor today to see how this change may affect you.

FOR SALE
 The Perfect Treehouse Tree
 HOUSE INCLUDED

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